

Military Circle / Military Highway Urban Development Area PRESENTATION - Transportation and Infrastructure Committee

June 14, 2016



VISION



DRAFT VISION

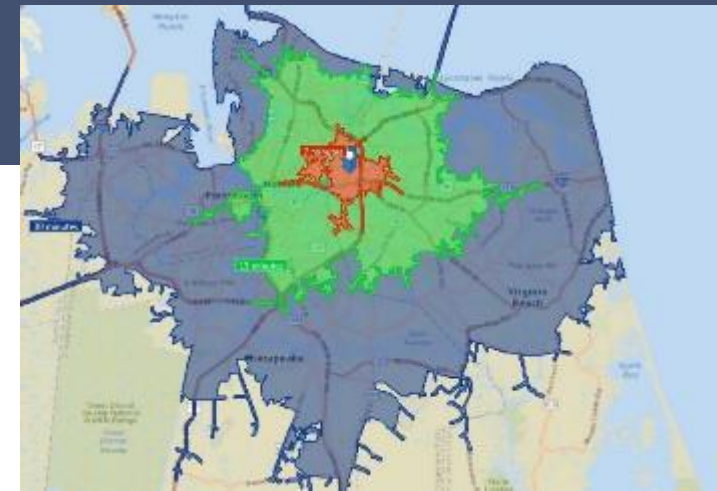
WORK PROGRAM

12 month process:

WHERE WE ARE IN THE PROCESS



Local Trends & Projections



GROWTH

500-1,000 annual net housing growth in Norfolk recently

source: City Permit data

PROSPERITY

In the combined market area, households earning over \$75,000 per year are forecasted to go from **36% to 53%** of the total

source: Woods & Poole projections

CHANGE

Market Area becoming more **AFFLUENT** – more **FAMILIES & EMPTY NESTERS**

LONG TERM RESILIENCE

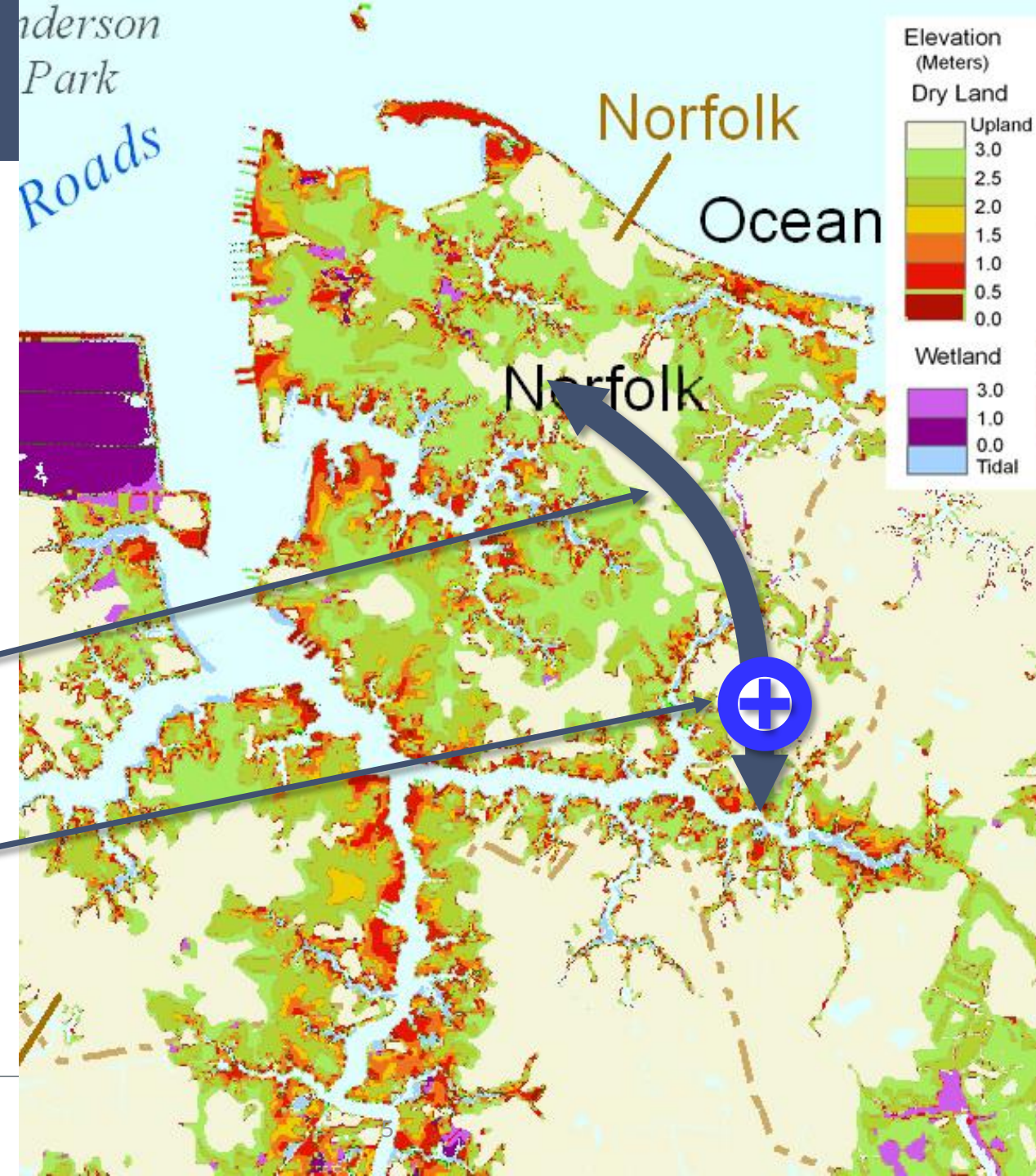


SPINE OF HIGH
GROUND

PROJECT AREA

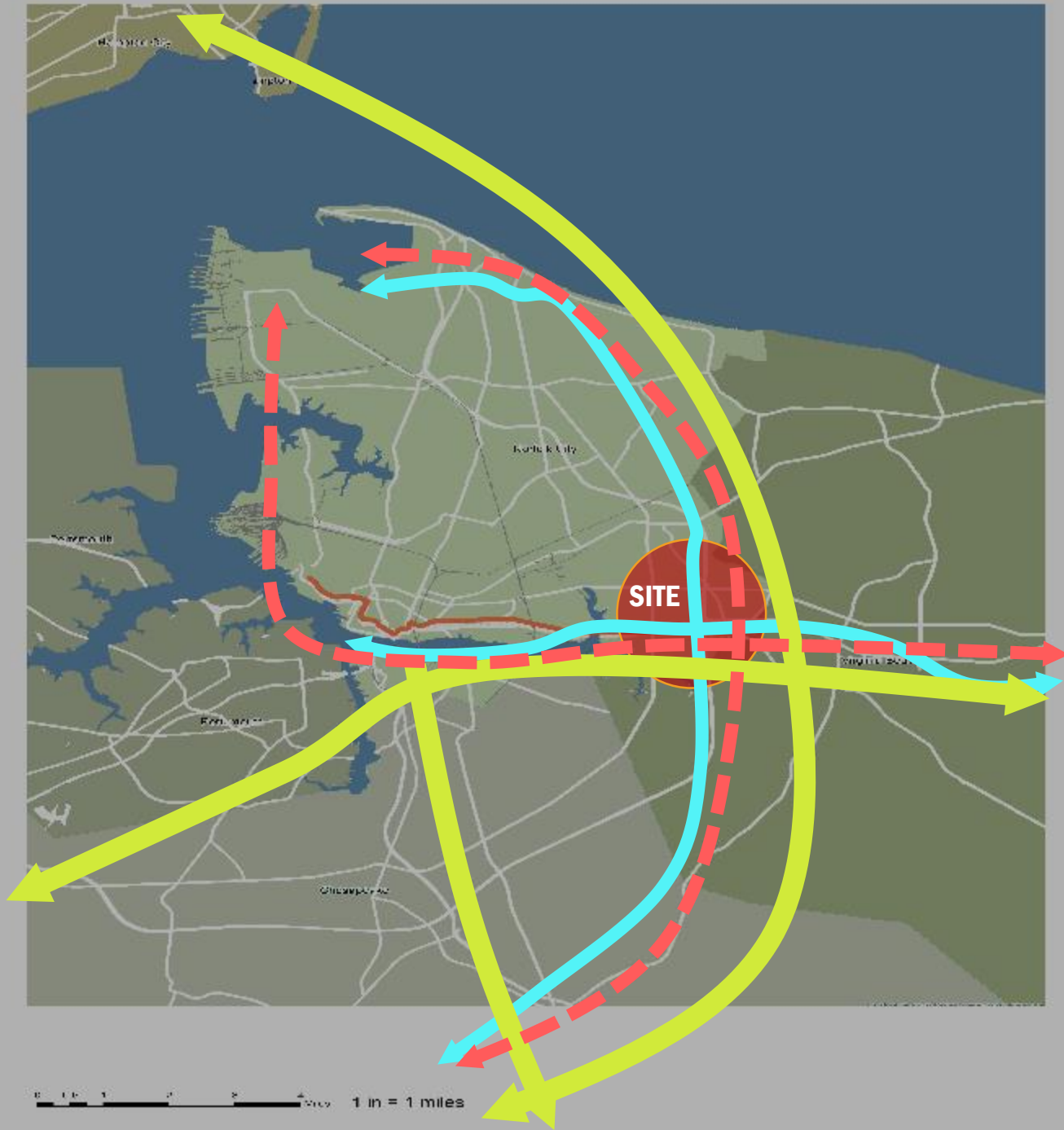
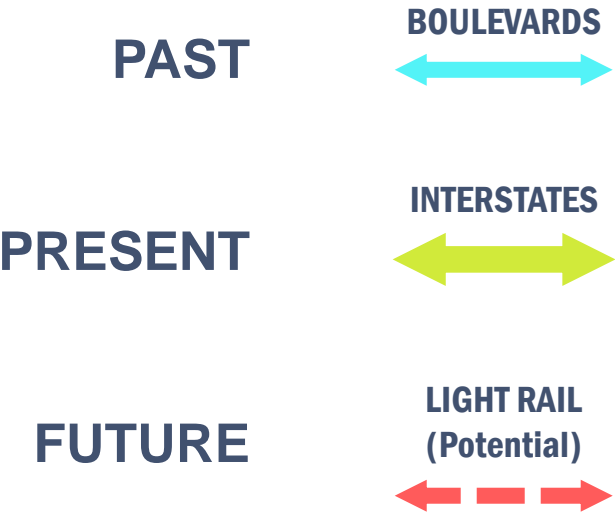
Lighter areas on map
projected to be safer
from recurrent flooding

Source: adapted from [Sea Level Rise Maps for Virginia](#)



REGIONAL TRAVEL MARKETS

the crossroads of
the Region:



INPUT SO FAR

PUBLIC

ADVISORY
COMMITTEE

STAFF

STAKEHOLDERS/
CIVIC LEAGUES



March 1st Public Meeting – Review Draft Vision



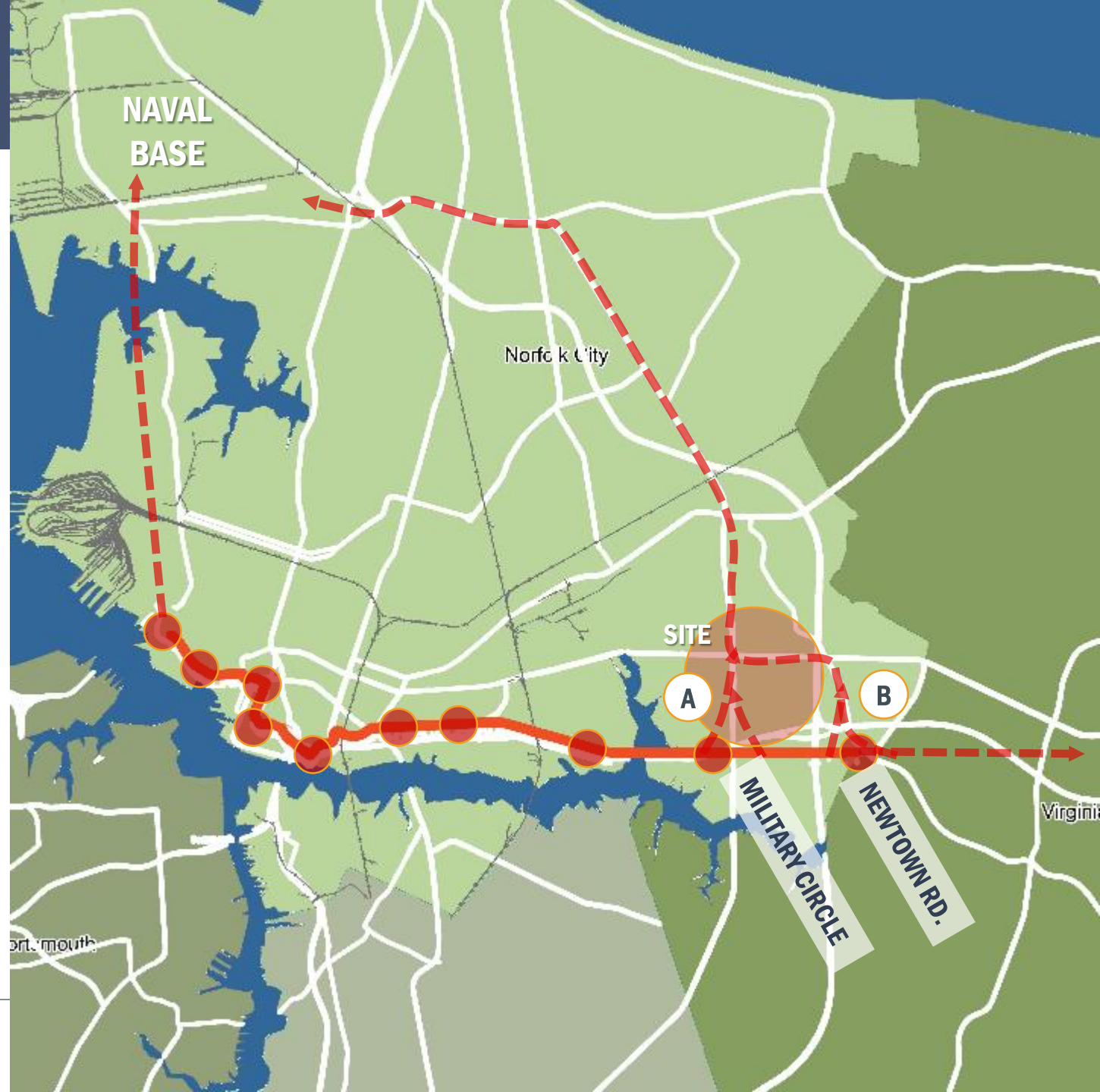
September 28th Public Meeting – What should the future be?

LIGHT RAIL OPTIONS

Options from the 2015 Naval Base Study - options may include:

- A** Split off at or near Curlew Dr. Station to follow Military Hwy. (6 & 7a from NSN Study)
- B** Split off at or near Newtown Rd. Station to follow Kempsville Rd. (7b from NSN Study)

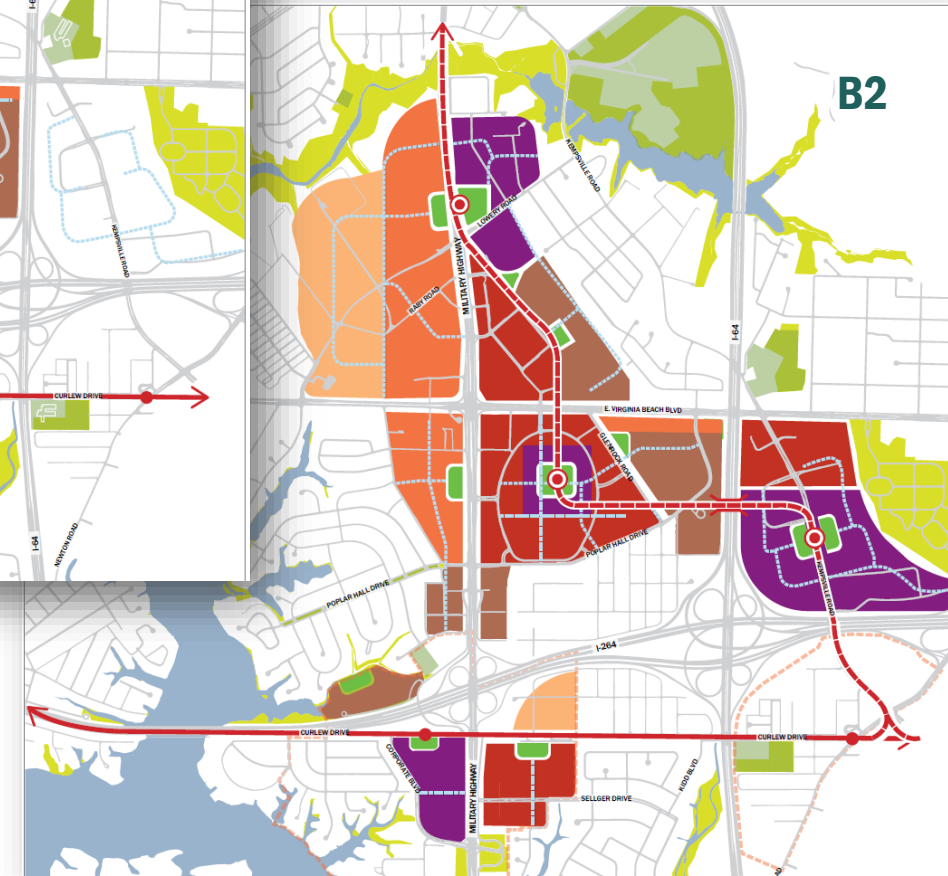
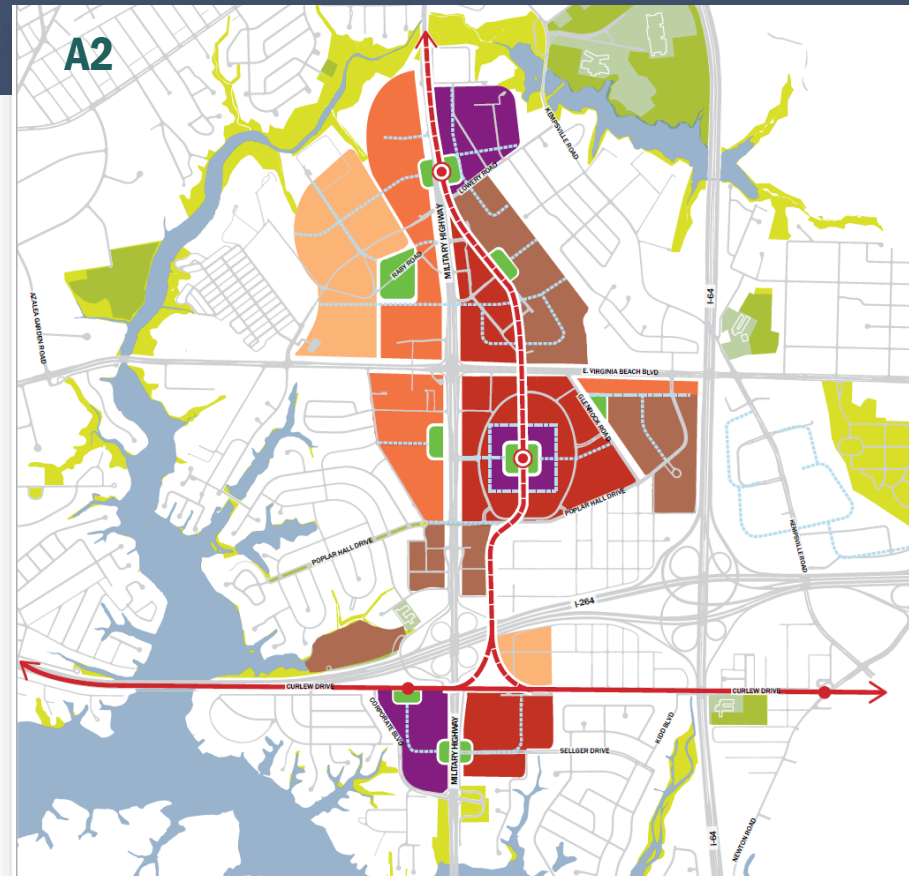
Source: NSN Transit Extension study – February 2015



ALTERNATIVES

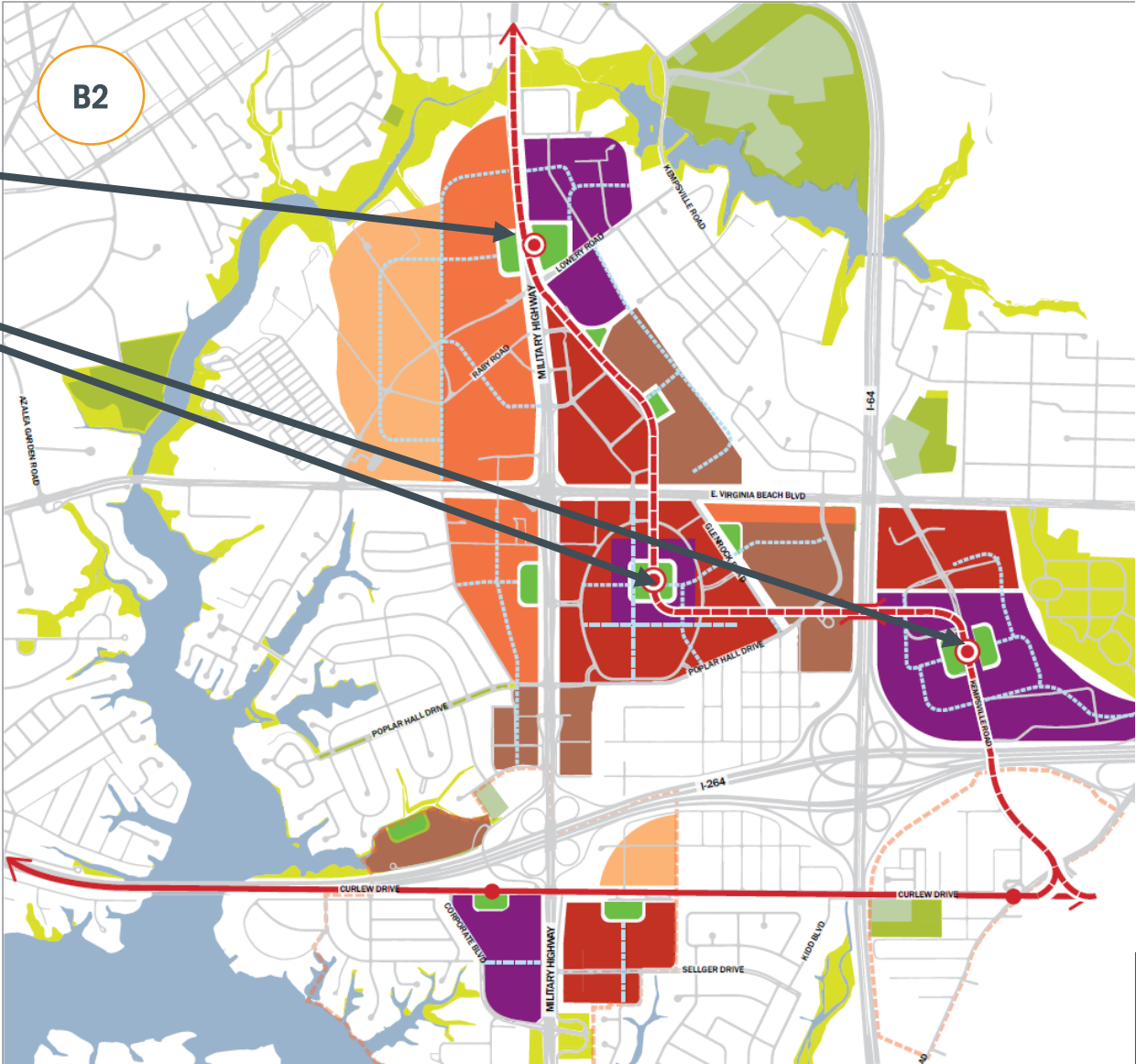


Opportunity to develop new
TRANSIT BOULEVARD



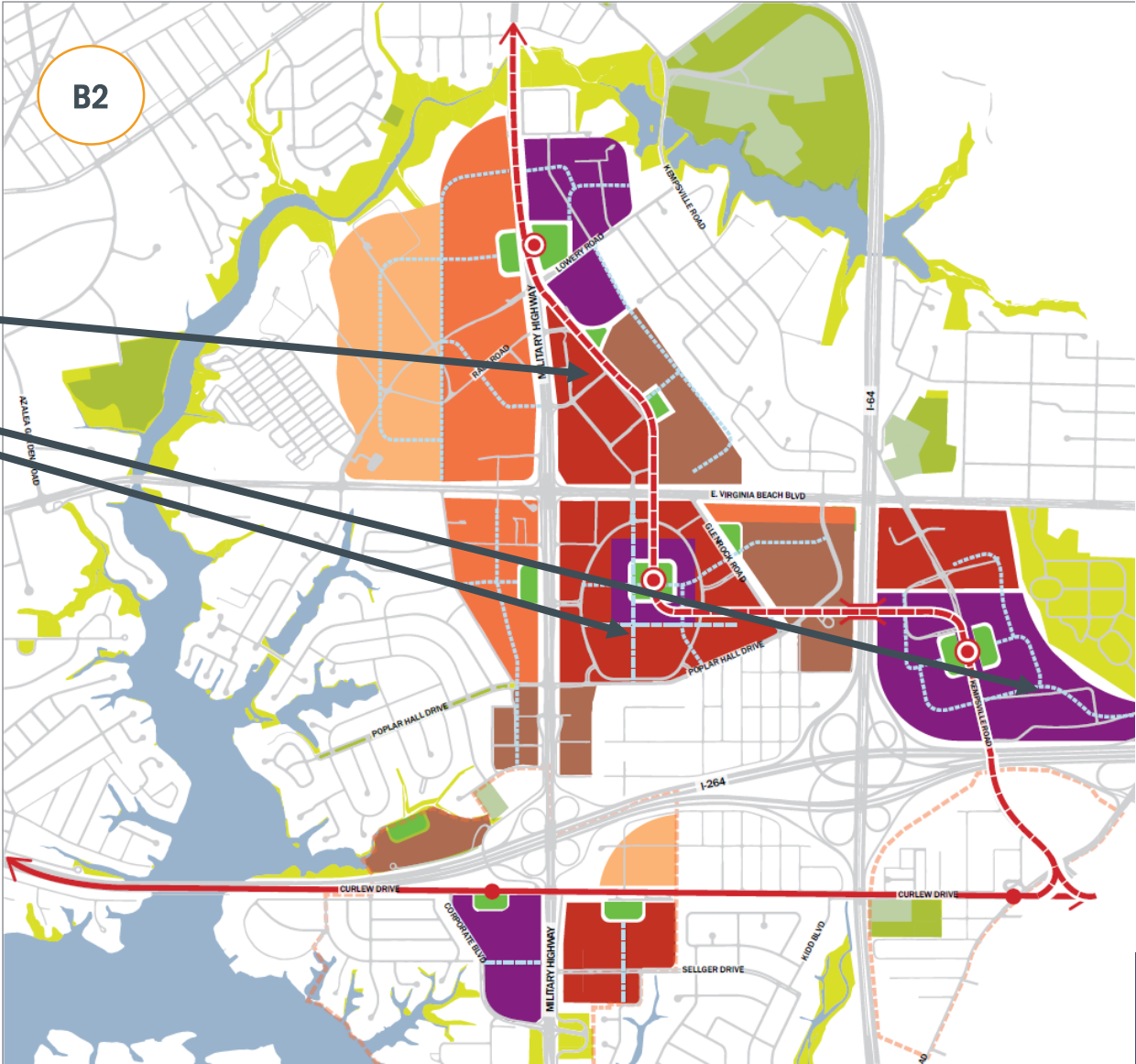
MEETING PROJECT GOALS

3 STATION
AREAS



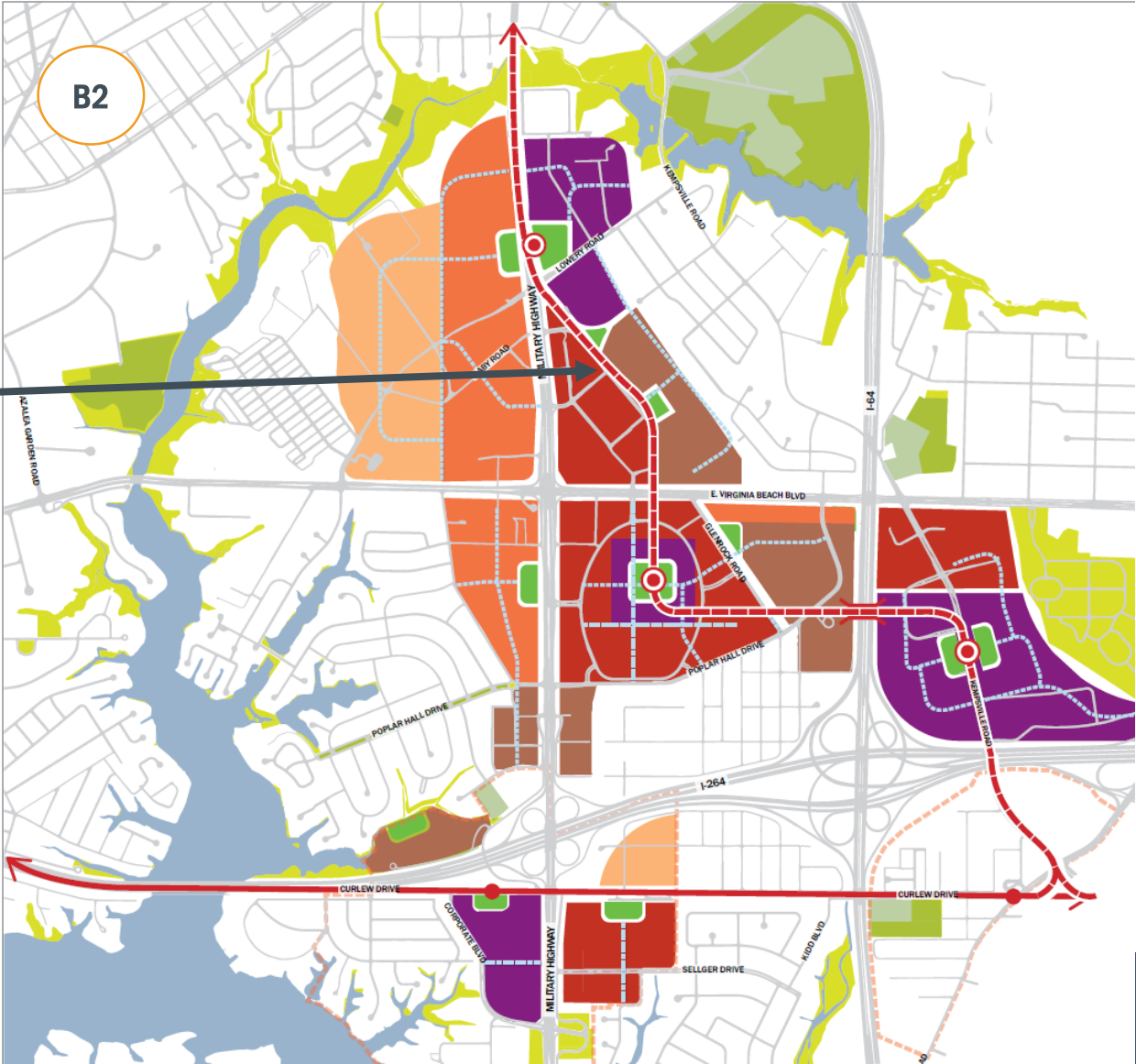
MEETING PROJECT GOALS

- 3 STATION AREAS
- 2 RETAIL CENTERS AND HOSPITAL



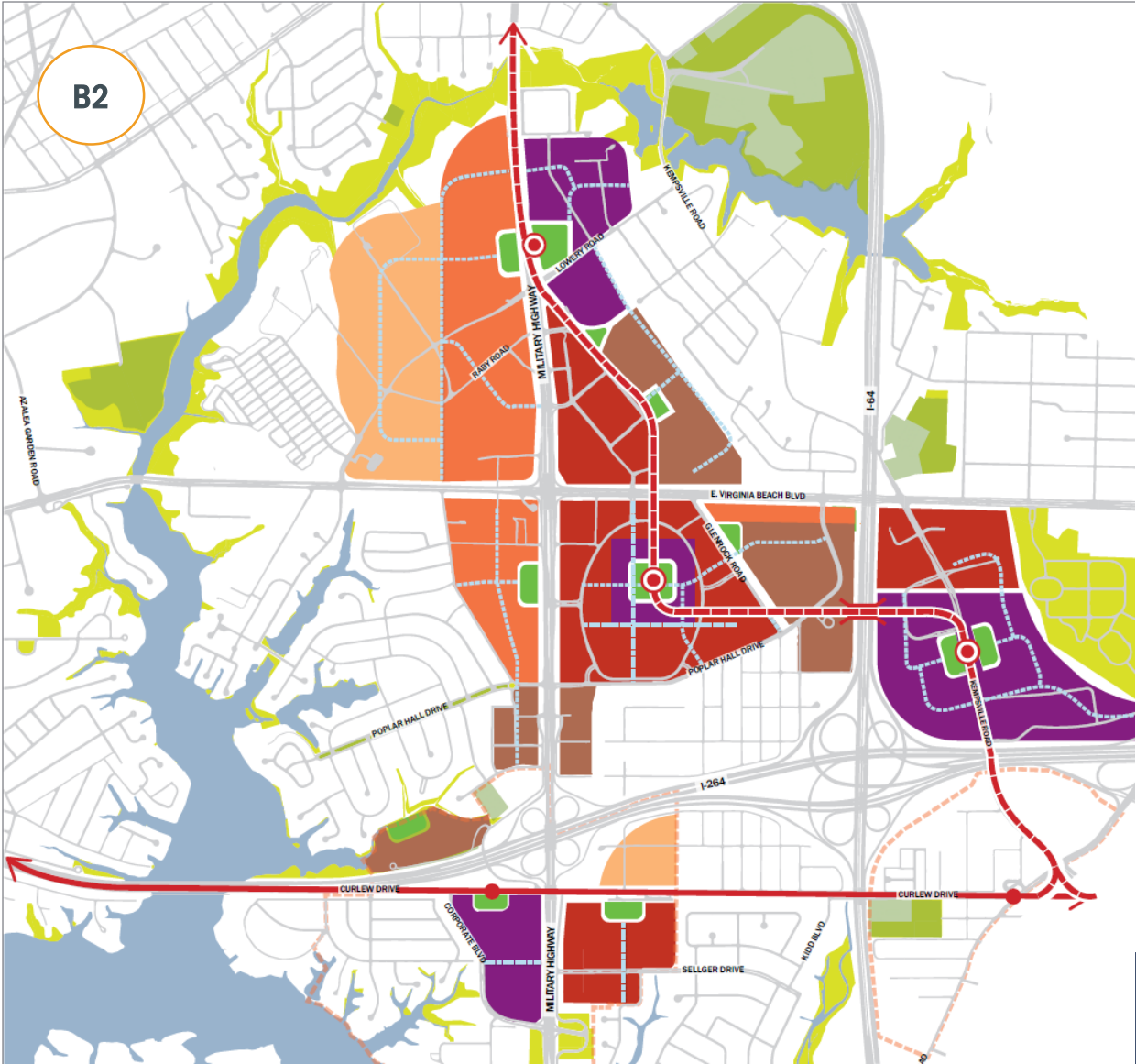
MEETING PROJECT GOALS

- 3 STATION AREAS
- 2 RETAIL CENTERS AND HOSPITAL
- NEW TRANSIT BOULEVARD



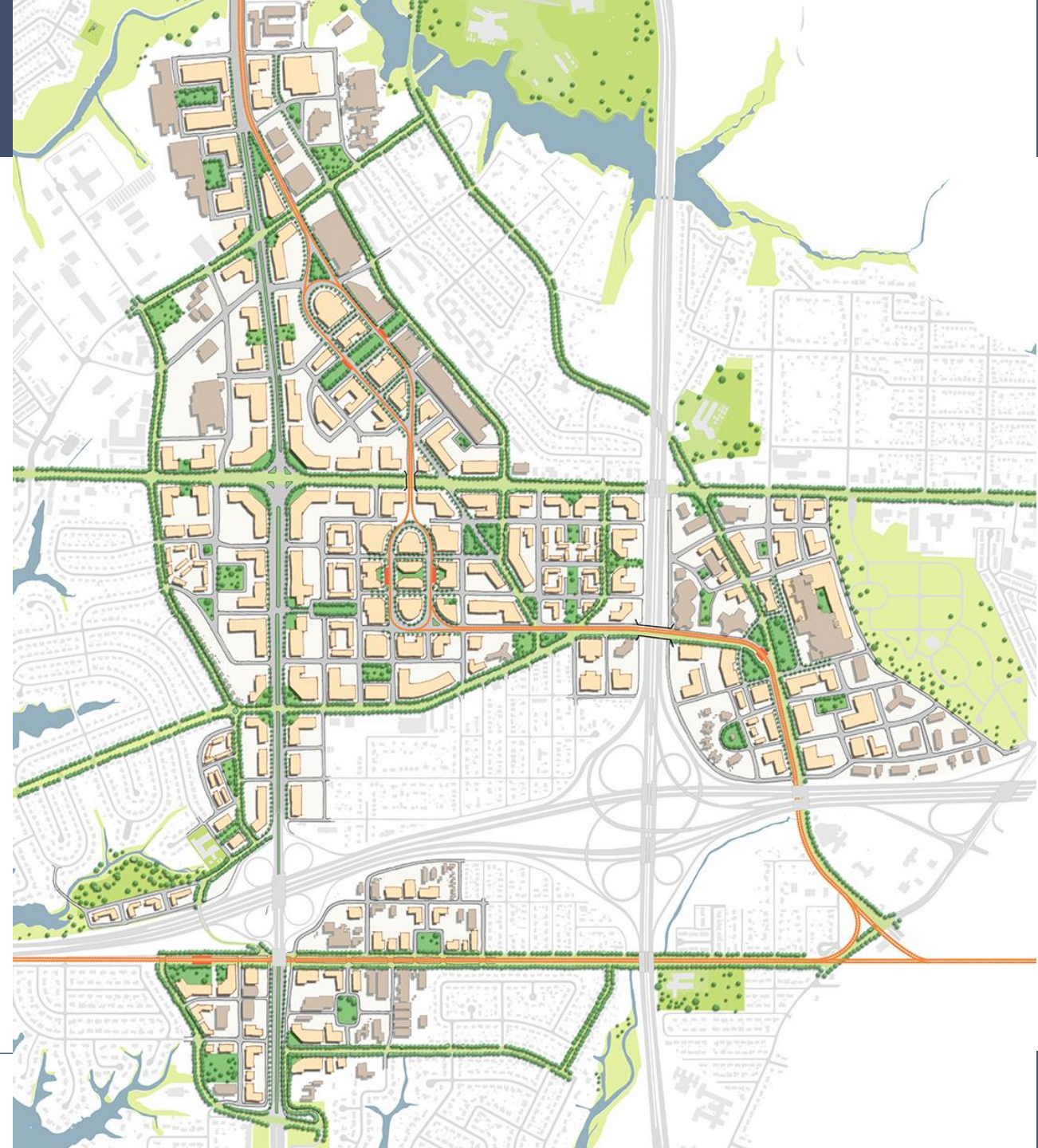
LAND USE PATTERNS ENVISIONED

- TOD MIXED USE/OFFICE/INST. FOCUS
- TOD MIXED USE/RESIDENTIAL FOCUS
- CORRIDOR MIXED USE/RETAIL & RESID. FOCUS
- HIGH DENSITY RESIDENTIAL
- LIVE/WORK FLEX



DRAFT VISION

A 50-year Transformation



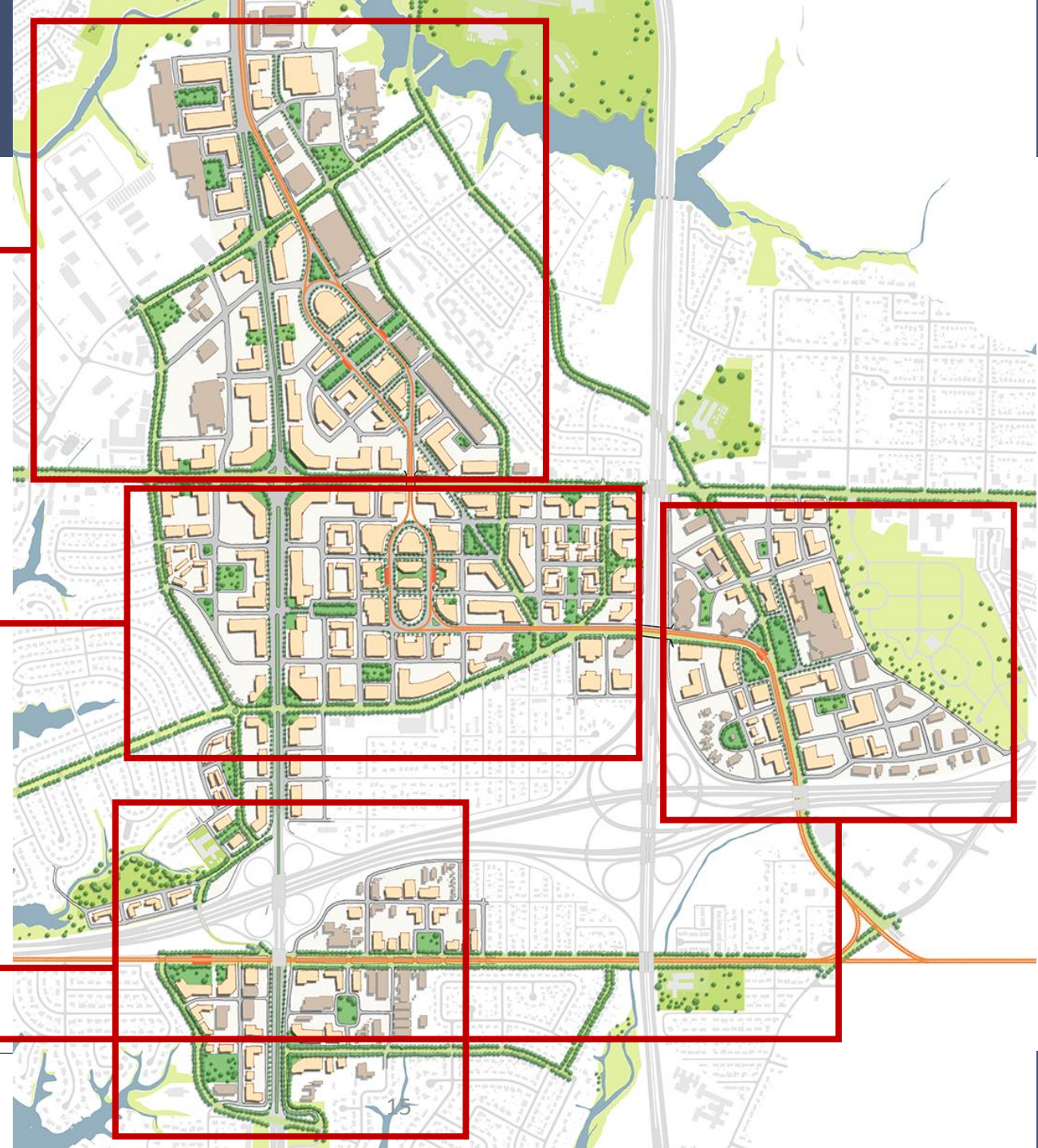
DRAFT VISION

JANAF
Area

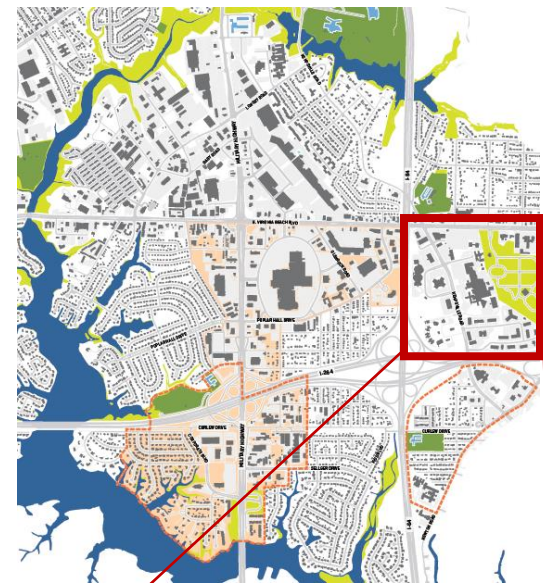
Military
Circle
Area

Curlew
Drive Area

Kempsville
Road Area



DRAFT VISION – KEMPSVILLE ROAD AREA



Potential mixed elderly housing or medical suites

New Light Rail station park/plaza

Existing institutional uses – denser & more walkable in future

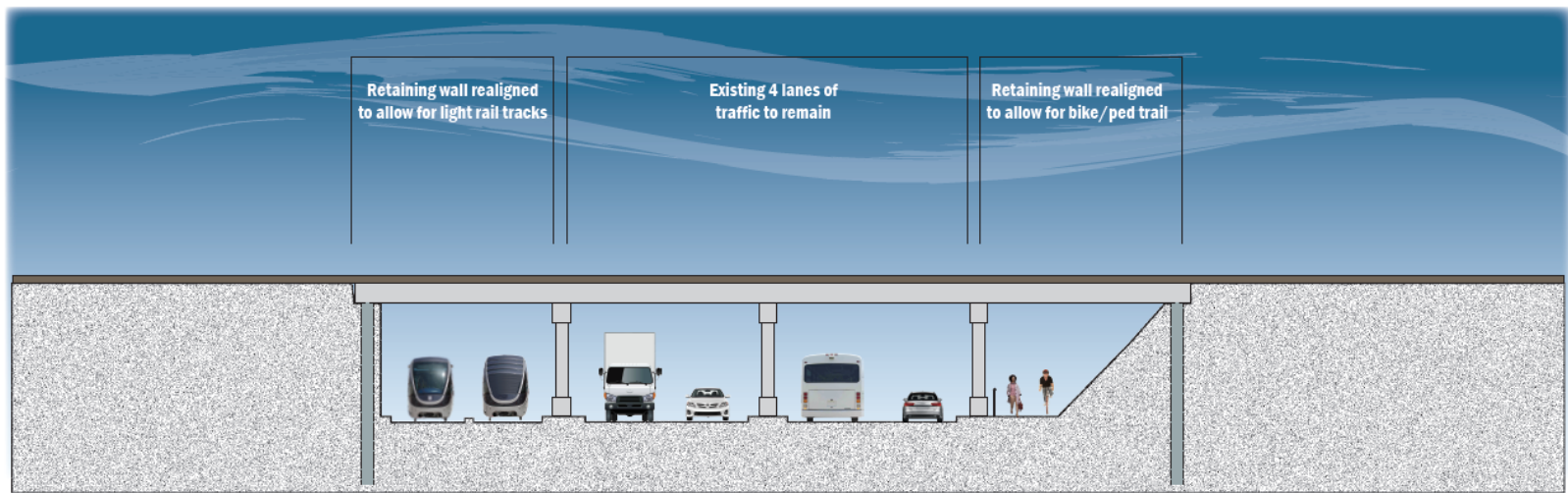
Multi-modal Kempsville Rd. – newly landscaped with Light Rail along west side



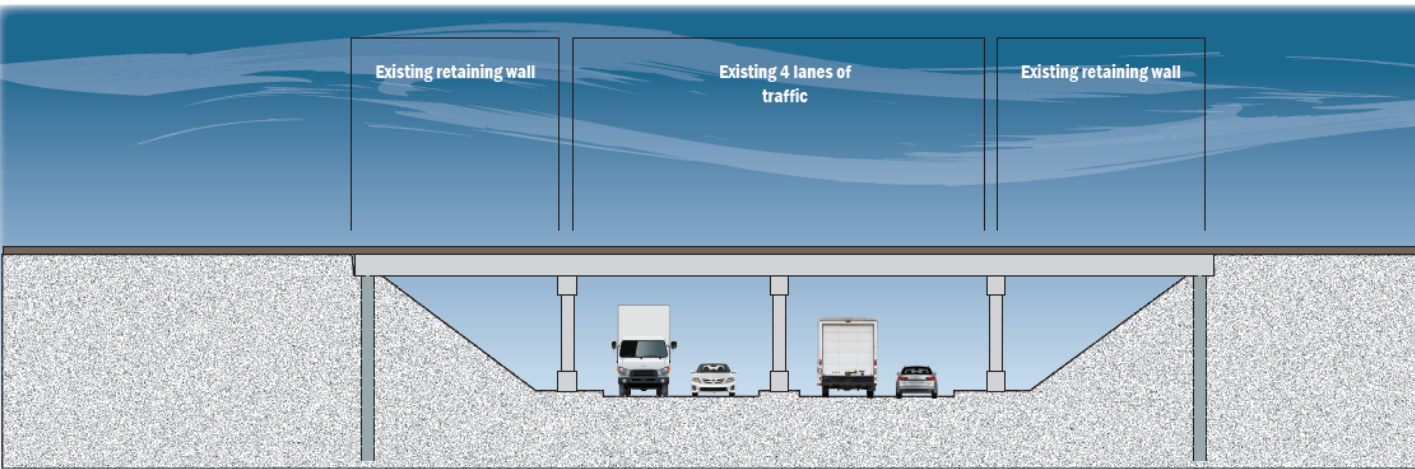
WHAT COULD THIS LOOK LIKE?



KEMPSVILLE ROAD CONCEPT



POTENTIAL REDESIGN TO WIDEN UNDERPASS FOR LIGHT RAIL

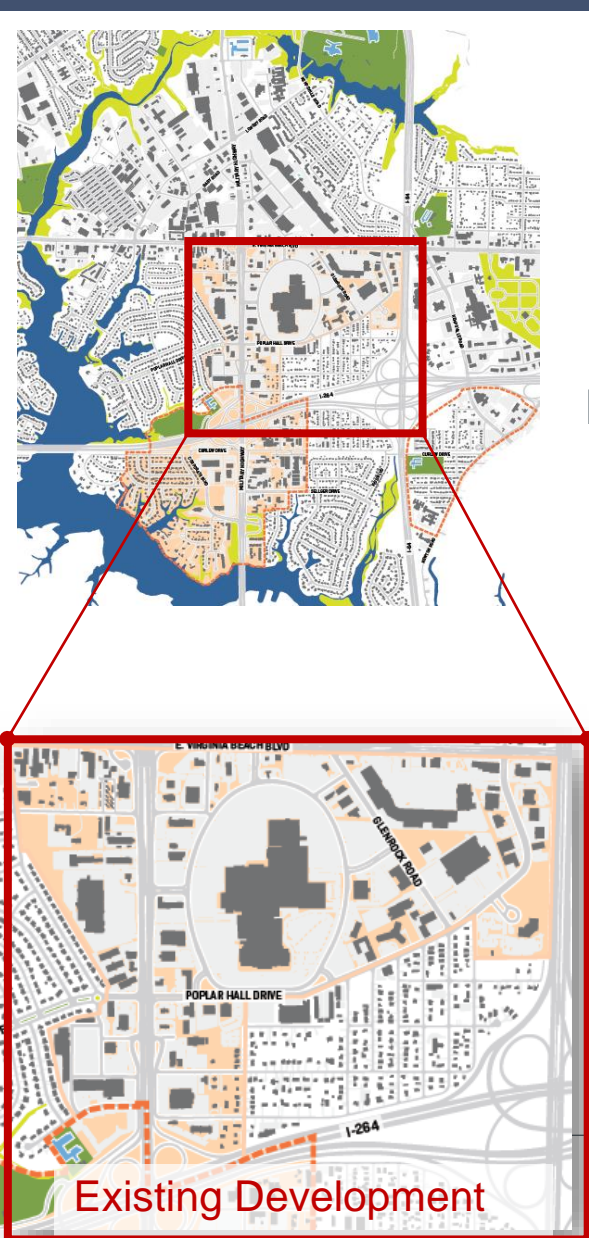


EXISTING CONDITION

Area that could potentially be expanded to make room for Light Rail



DRAFT VISION – MILITARY CIRCLE AREA



Corridor
Retail/Residential
along Highways

Dense Urban Center
Office/Institutional
Redevelopment

Pocket parks &
Plazas

Residential Mixed
Use & Density
Neighborhoods

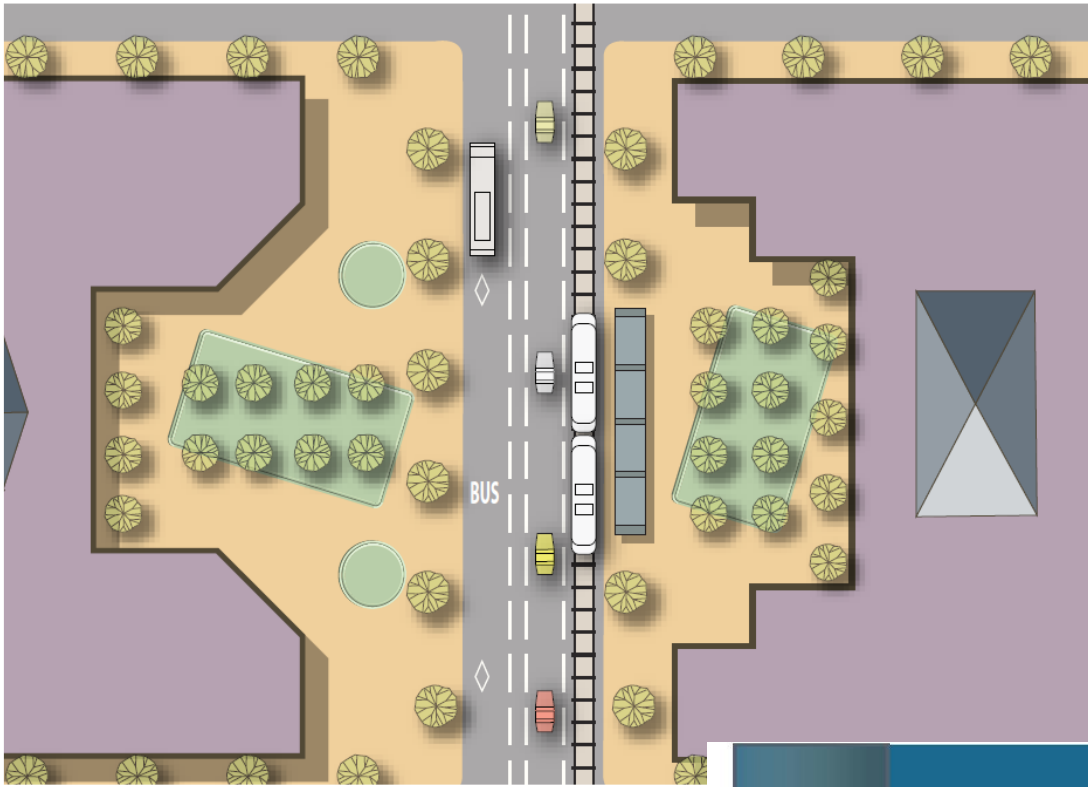
Existing Development



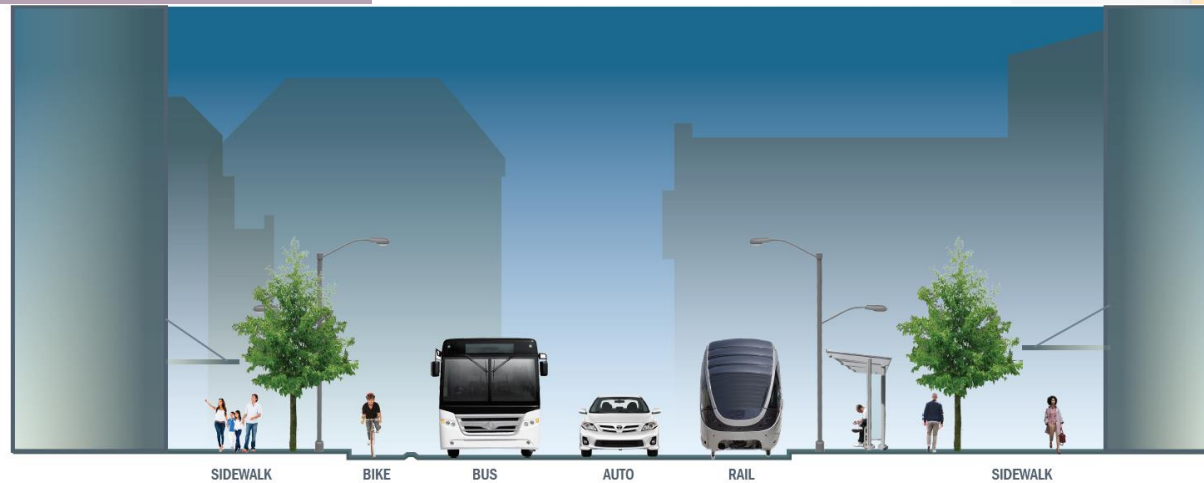
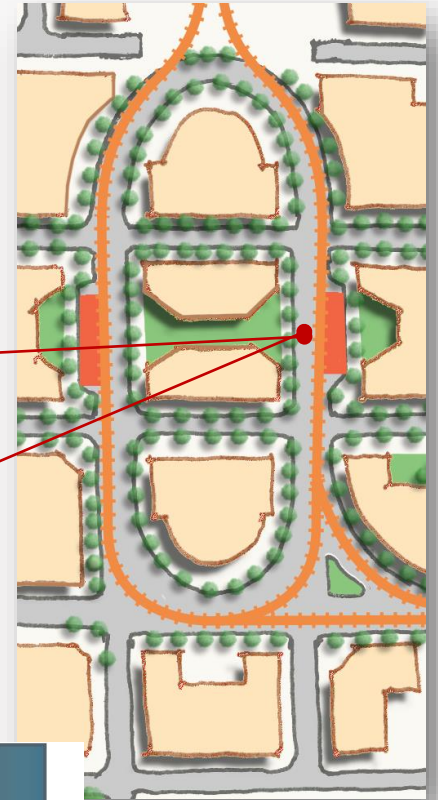
WHAT COULD THIS LOOK LIKE?



WHAT COULD THIS LOOK LIKE?



Cross Section at Station Area



DRAFT VISION – JANAF AREA

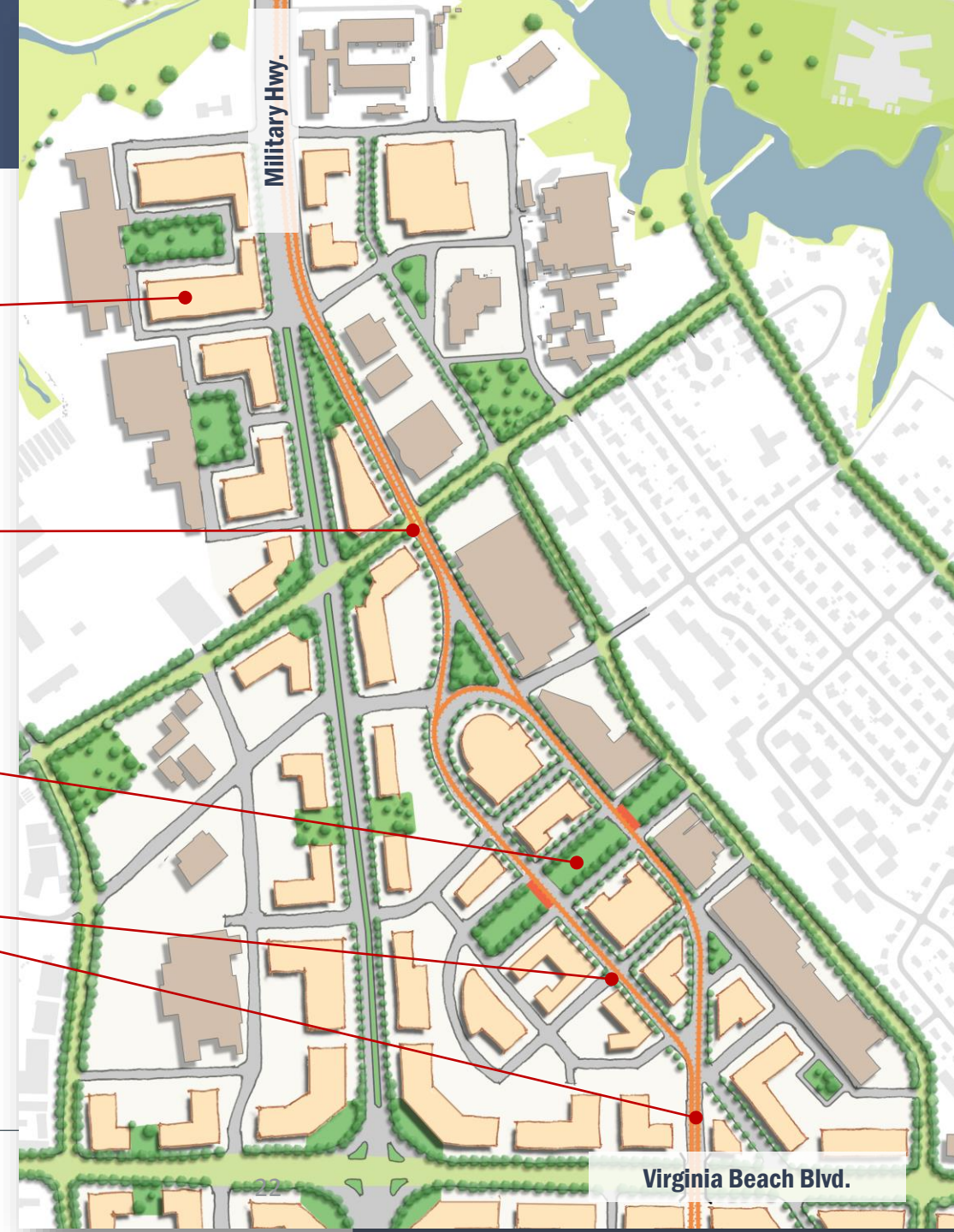
Existing Big Box retail converted to Mixed Use
“Lifestyle Centers”

Mixed Office &
Residential along new
Transit Boulevard

New Urban Center at
Station Area

Off Peak Circulator
Trains between the two
Centers

Existing Development

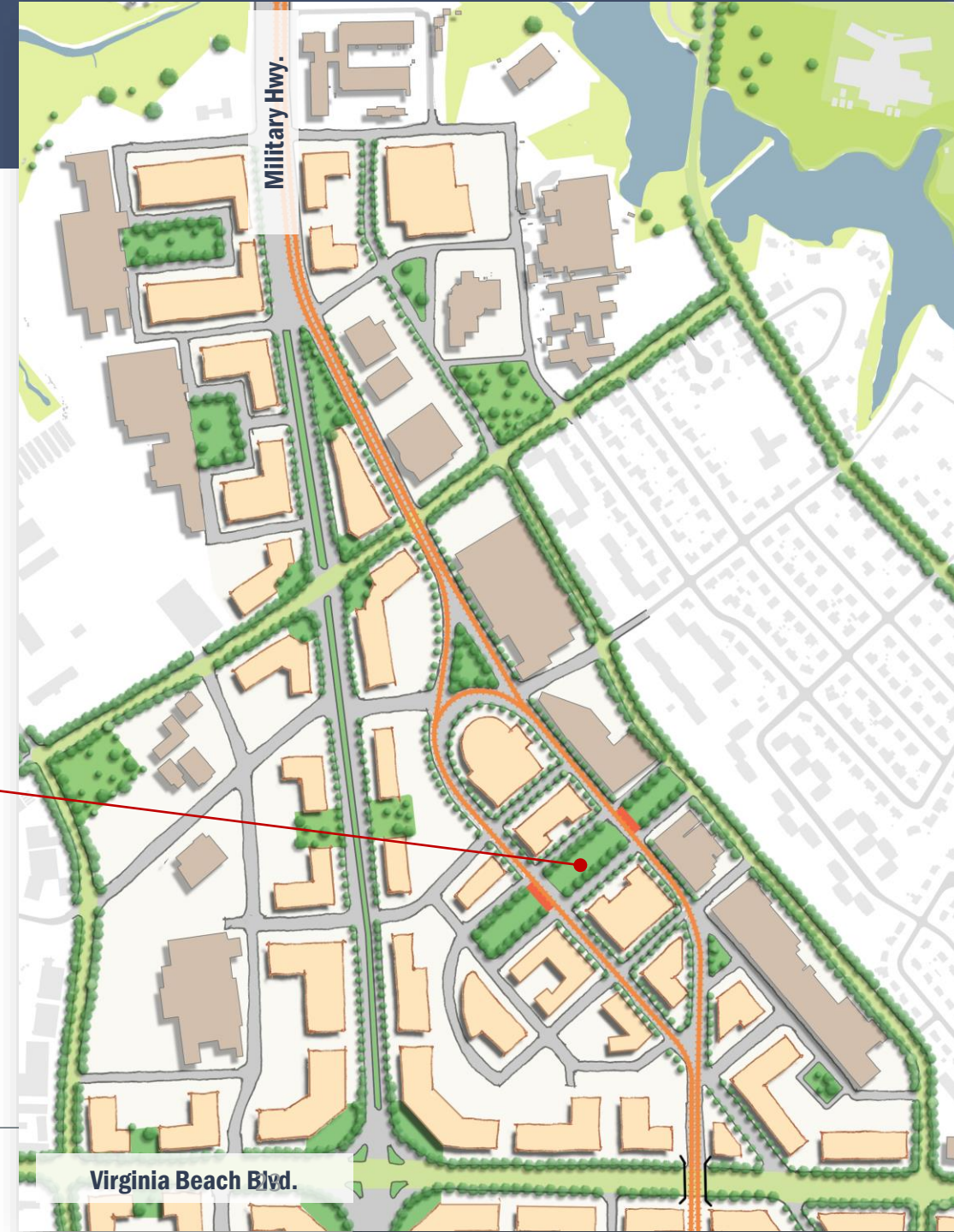


WHAT COULD THIS LOOK LIKE?

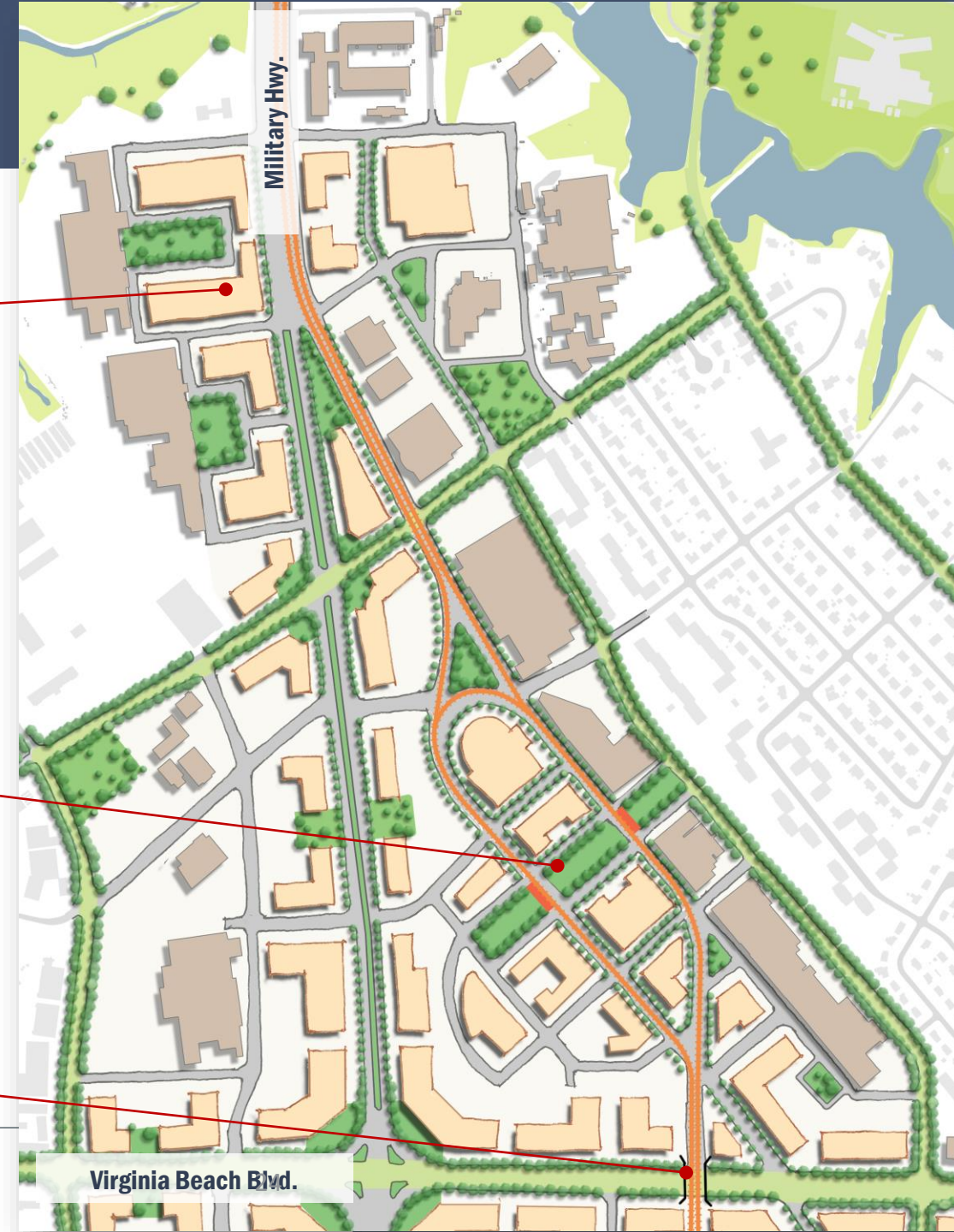
Potential for repurposed Big Box Building &
new Mixed Use Development



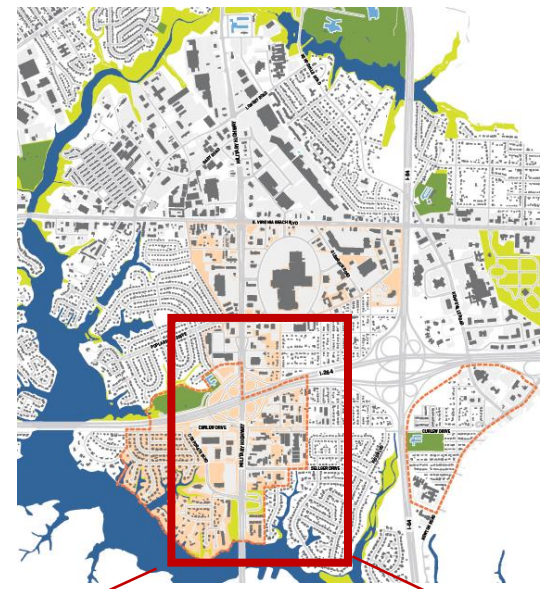
7th St. Station – Charlotte, NC



WHAT COULD THIS LOOK LIKE?



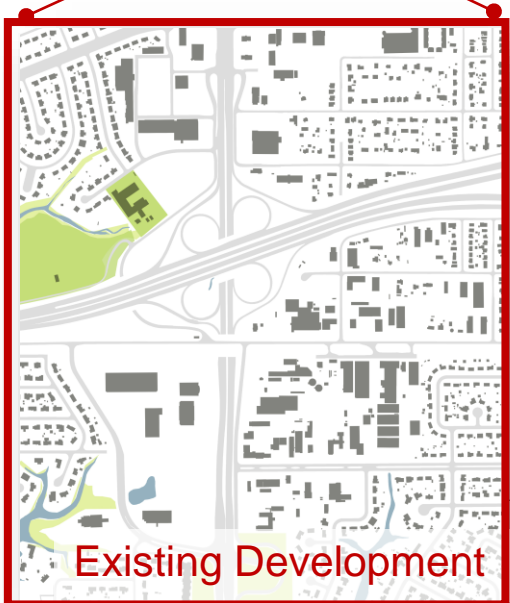
DRAFT VISION – CURLEW DRIVE AREA



Corridor
Retail/Residential
along Highways

Office/Institutional
Redevelopment

Pocket parks &
Plazas



Existing Development



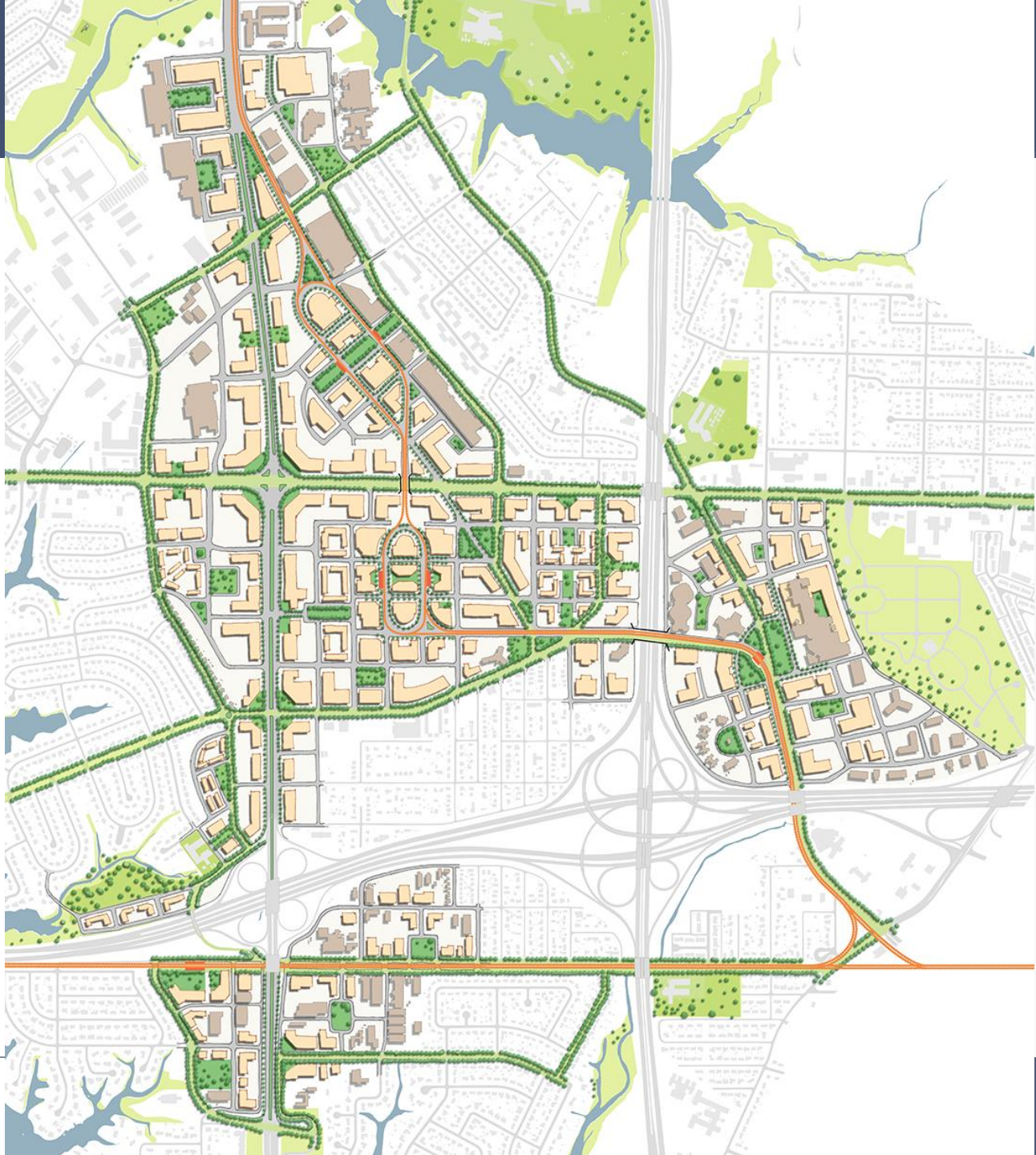
BUILDOUT PROJECTIONS

LOW SCENARIO

	EXISTING	FUTURE
RESIDENTIAL	463 du	3,015 du
NON-RESIDENTIAL	7.7 Mil sf	13.6 Mil sf

HIGH SCENARIO

	EXISTING	FUTURE
RESIDENTIAL	463 du	6,226 du
NON-RESIDENTIAL	7.7 Mil sf	16.6 Mil sf



VALUE CAPTURE

PROCESS:

- Calculate market value of existing property in the study area from City assessments
- Calculate the market value of potential new development (High & Low Scenarios) – using comparables from City and surrounding areas
- Subtract value of new development from value of existing development - use present value for all calculations

RESULT:

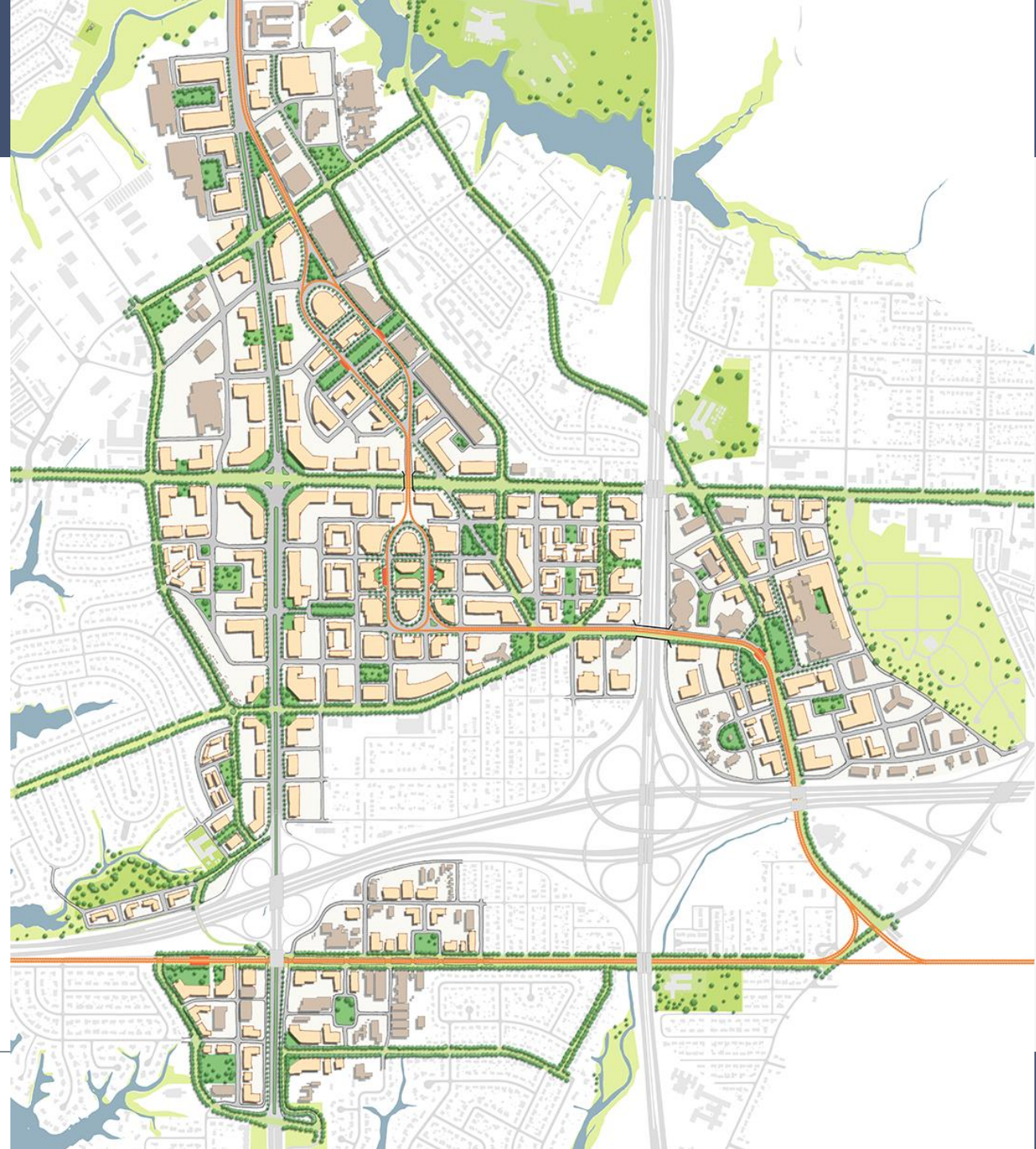
Total Value Capture from Vision Plan:

LOW Scenario

\$1.26 billion

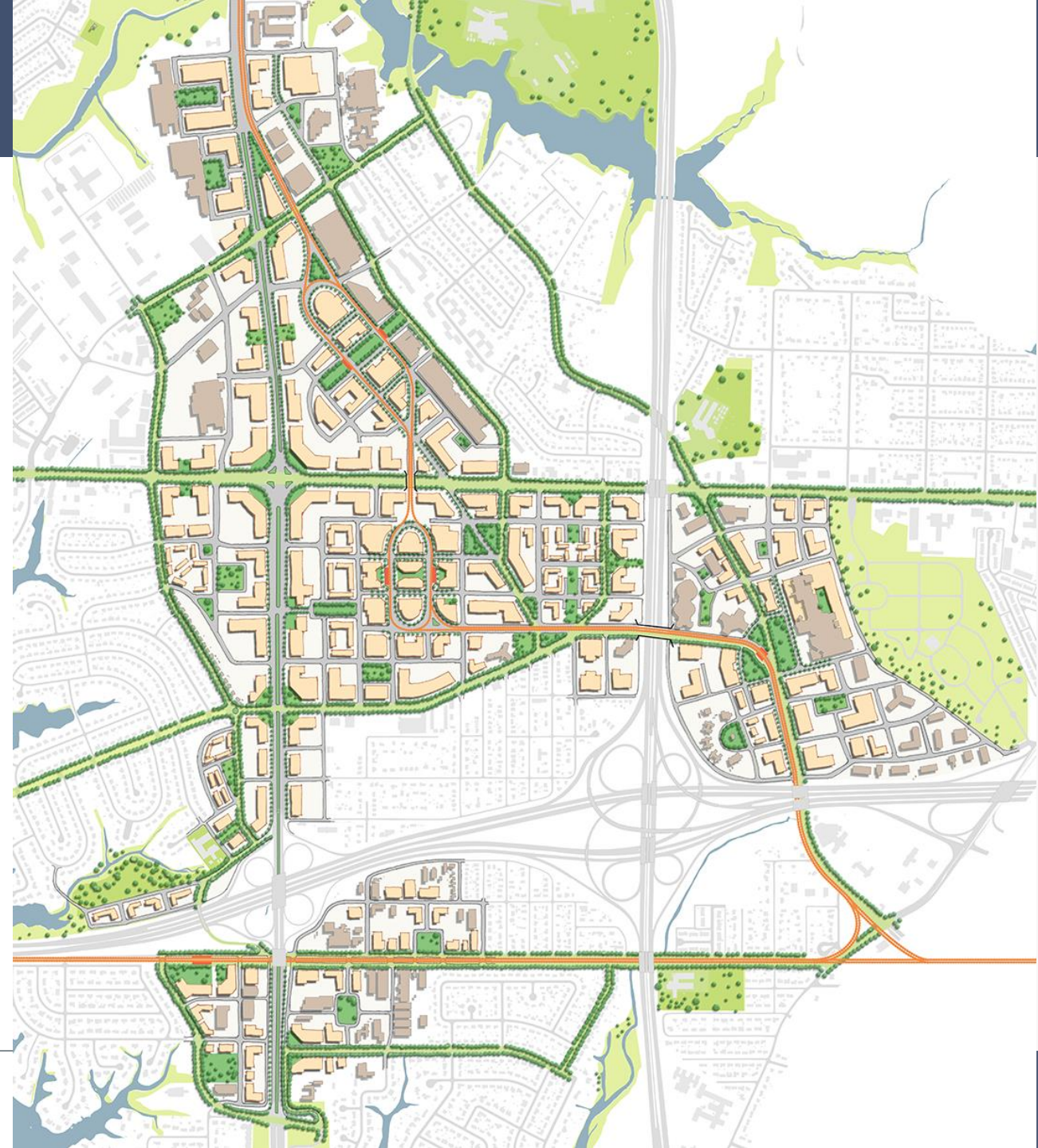
HIGH Scenario

\$2.37 billion

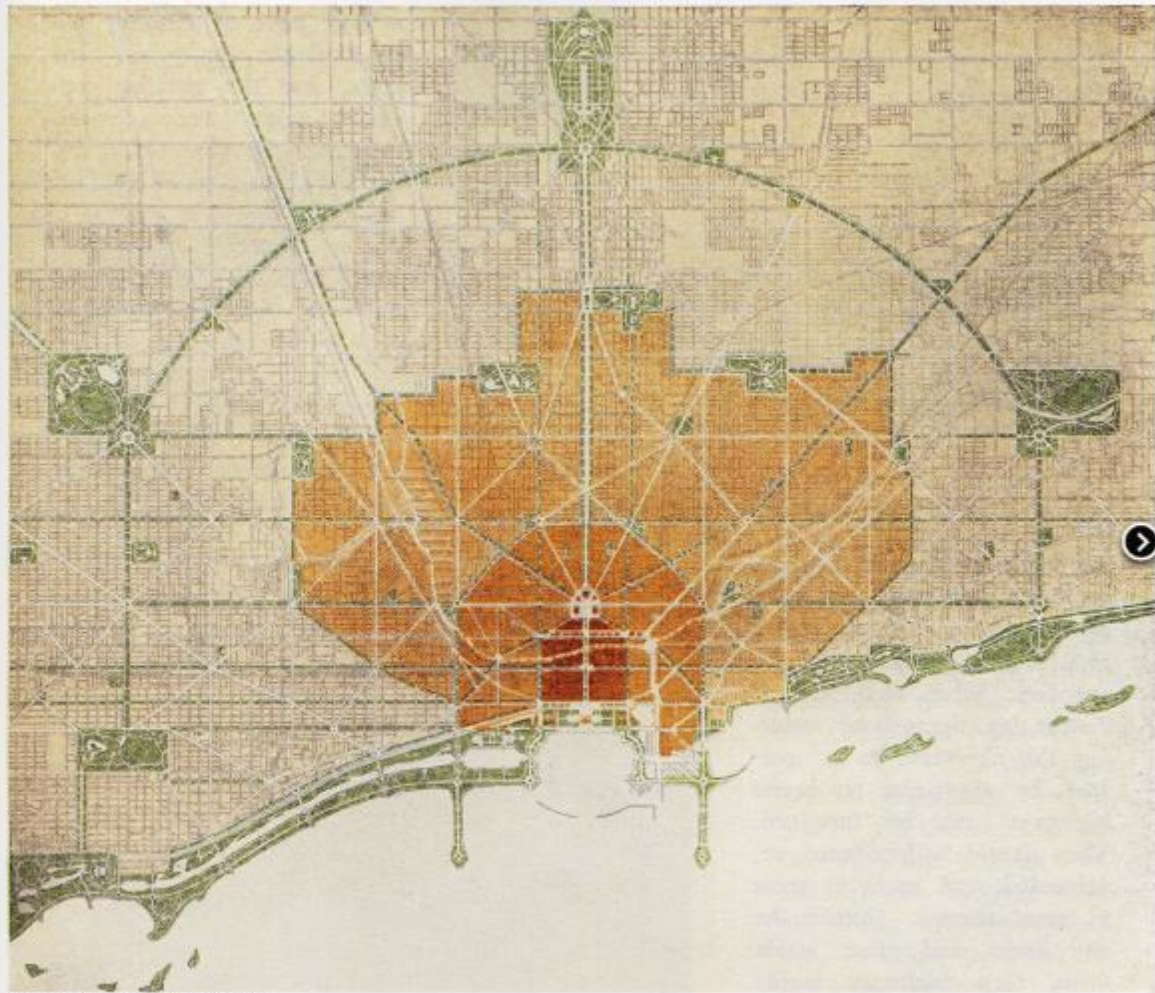


NEXT STEPS

- **Summer** – Final report for review
- **Fall** - Adoption



ADVICE FROM DANIEL BURNHAM:



CIII. CHICAGO. PLAN OF THE CITY, SHOWING THE GENERAL SYSTEM OF BOULEVARDS AND PARKS EXISTING AND PROPOSED.

The boulevards are planned to form a continuous system of circulation; the parks are related closely to the boulevard system, and are located, wherever possible, in connection with them.

Make no little plans

they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone be a living thing, asserting itself with ever-growing insistency

